

SECTION 3: MIXED USE DISTRICT (MU)

- 3.1 **Purpose.** The purpose of the MU district is to allow compatible low-impact, light commercial and residential uses, along with the agricultural uses which are currently in existence. The Mixed Use District provides recognition of an area that has historically developed with a blend of residential and non-residential uses, as well as new areas which are suitable for a mix of residential and light commercial. Residents choosing to live in this area are aware of the variety of possible adjacent land uses and have accepted such possibilities as both acceptable and desirable. Development within the Mixed Use District should be designed to locate higher-intensity uses within the 1/4 mile from the right-of-way of the nearest arterial road; lower intensity uses, such as residential or light commercial, should be designed to locate farther away from the nearest arterial. Uses in this District must meet all compatibility requirements detailed in Section 6.
- 3.2 **Principal Uses.** Principal uses permitted in the MU Zoning District are listed below. With the exception of agriculture and agricultural structures, any new construction associated with principal uses require an administrative land use permit from the Planning Department prior to any construction. See Section 7 for an explanation of the permitting process.

Use	Comments
All principal uses in the RR/A District	
Arts and Entertainment Center	As defined by this Regulation
Bed and Breakfast Inns	
Community Centers	As defined by this Regulation
Convenience Uses	
Daycare facilities	
Emergency Service Operations	
Financial Institutions	
Health and Exercise Establishments	
Home-Based Businesses and Home Occupations	
Laboratories and Research Establishments	
Lodges and Clubs	
Medical and Dental Clinics	
Museums	
Offices	As defined by this Regulation
Public and Quasi-Public Institutions	
Repair, Light Good	
Residential	Residential uses exceeding four-plex units
Restaurants	
Retail	As defined in this Regulation
RV Parks and Recreational Campgrounds	
Self-Storage	Includes outdoor RV/boats/trailers not for sale

Services, Personal and Business	
Special events facilities	
Veterinary Clinics	Does not include animal kennel operations
Warehousing	

3.3 **Conditional Uses.** Conditional uses permitted in the MU Zoning District are listed below. A conditional uses will require a conditional use permit (CUP) prior to establishment. A CUP will require a public hearing and may require conditions to mitigate potential impact to surrounding properties. If a conditional use is approved, any new construction will require a land use permit.

Use	Comments
Alcohol/Gambling Establishment	
Amusement and Recreation Facilities	
Automobile Washing Establishments	
Asphalt Mixing Plants	
Communication Towers	
Essential Services, Type II	As defined in this Regulation
Fireworks Stands	
Golf Courses and Country Clubs	
Hotels and Motels, including extended-stay lodging	
Junkyards and Salvage Yards	
Manufacturing, Light	As defined by this Regulation
Non-Conforming Uses, Expansion	See Section 7.2 (Non-Conforming Uses)
Nursing and Residential Care Facilities	
Repair and Maintenance	As defined in this Regulation
Retail, Large Scale	
Sand and Gravel Mining Operations	

3.4 **Required Property Line Setbacks.**

3.4.1 **Setbacks.** There are no minimum property line setbacks. Property line setbacks are controlled by the landscape buffers described in Section 6.2.5. For residential uses, setbacks shall be controlled by existing covenants.

3.4.2 **Exceptions:** When a lot owner owns multiple lots, lots owners may build across lot lines and use a zero lot line. Setbacks and/or landscaped buffers apply on outer lot lines.

3.5 **Building Height.** Building height is controlled by existing covenants (lot owners are responsible for providing current covenant restrictions). Building height is limited to 60 feet above average grade. A building height of greater than 60 feet requires a conditional use permit.

3.6 **Density.** There is no maximum density in the MU subdistrict.

3.7 Other Standards.

3.7.1 Residential and Commercial uses may be mixed in the same building.

3.7.2 Refer to Section 6 for other potential development standards which may apply.